



1 Baronet Park, Newton Village  
DALKEITH | EH22 1GE

  
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Nestled within the highly regarded Newton Village development, this modern three-bedroom end-terraced home offers an exceptional opportunity for buyers seeking stylish contemporary living in a peaceful yet well-connected setting. Beautifully presented throughout and offered in true walk-in condition, the property enjoys a spacious three-storey layout designed for modern family life, complemented by immaculate interiors, quality fixtures, allocated parking, and landscaped gardens. Ideally positioned for swift access into Edinburgh (around 20 minutes by car) and moments from the scenic Midlothian countryside, it strikes the perfect balance between city convenience and a more relaxed suburban lifestyle.

A welcoming reception hall introduces the home, leading into a superb open-plan living, dining and kitchen space that spans the full depth of the property. This wonderfully sociable room is filled with natural light thanks to its dual-aspect windows, with neutral décor and wood-style flooring enhancing the bright, airy feel. There is ample space for both lounge and dining furnishings, French doors access to the rear garden, and a handy WC cloakroom. The contemporary kitchen is finished to an excellent standard, offering generous cabinetry, ample worksurface space, and a full complement of integrated appliances.

The first floor houses two well-presented double bedrooms, each finished with soft carpets and neutral décor, alongside a modern family bathroom fitted with a quality three-piece suite and overhead shower. The impressive principal suite enjoys complete privacy on the top floor. This luxurious space benefits from dual-aspect windows, a fitted dressing area, and a sleek en-suite shower room.

Externally, the property enjoys landscaped gardens to the front and rear, the latter fully enclosed and laid to lawn and patio to provide an ideal outdoor space for families or entertaining. The home also benefits from two allocated parking spaces. Modern comforts include gas central heating, double glazing, and a solar-panelled roof for enhanced energy efficiency.

### PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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